



## FOR SALE

### Property Description

Asking price of \$2,999,999. B1-1 Zoning. Located in the Heart of the North Center neighborhood, in the Highly Desirable Bell School District. Two Parcels for Sale: 4008-12 N Lincoln is 7,060 SF with 75' of Frontage on Lincoln & 2024 W Irving Park is 8,873 SF with 75' of Frontage on Irving Park. In the 47th Ward, Alderman Ameya Pauer. Across the Street From the "North Center 400" Building (5 Stories, 32 Condo Units Plus Starbuck's, Subway, Ruby Nails, US Bank, Hair Cuttery). Located two Blocks From Irving Park CTA Stop. Located at the Lincoln/Damen/Irving Si ...[more information](#)

### Property Details

SALE PRICE: **\$2,999,999**

PROPERTY TAX: \$44,400

ZONING: B1-1

BUILDING SQ FT: 15,933

SITE SQUARE FEET: 15,933

SITE DIMENSIONS: 75' X 76.50' X 50' X 59.1' X 27.88'